



## Mulgrave Road, Ealing, London W5 1LE Price £1,150,000 Freehold - No Chain

**An attractive, well-presented 5-bedroom, 2 bathroom 1930s mid-terrace house on three floors with forecourt parking and a lovely south-west facing rear lawn garden.**

The property comprises entrance hall, 2 reception rooms, fitted kitchen, 5 bedrooms, storage room and 2 bathrooms (1 with a separate WC).

Outside there is an attractive south-west facing rear lawn garden of approx 67ft with paved patio and at the front forecourt parking for 2 cars.

Situated on the favoured **Greystoke Park Estate**, in the **Brunswick** conservation area, just a few minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station also with local shopping facilities. Several bus routes are nearby including for **Ealing Broadway** station with Elizabeth Line connection & town centre. The beautiful open space of Hanger Hill park is nearby. Also with access to the M4 & M40 motorways. Well-paced for a number of local schools including St Benedict's, St Augustine's Priory, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.







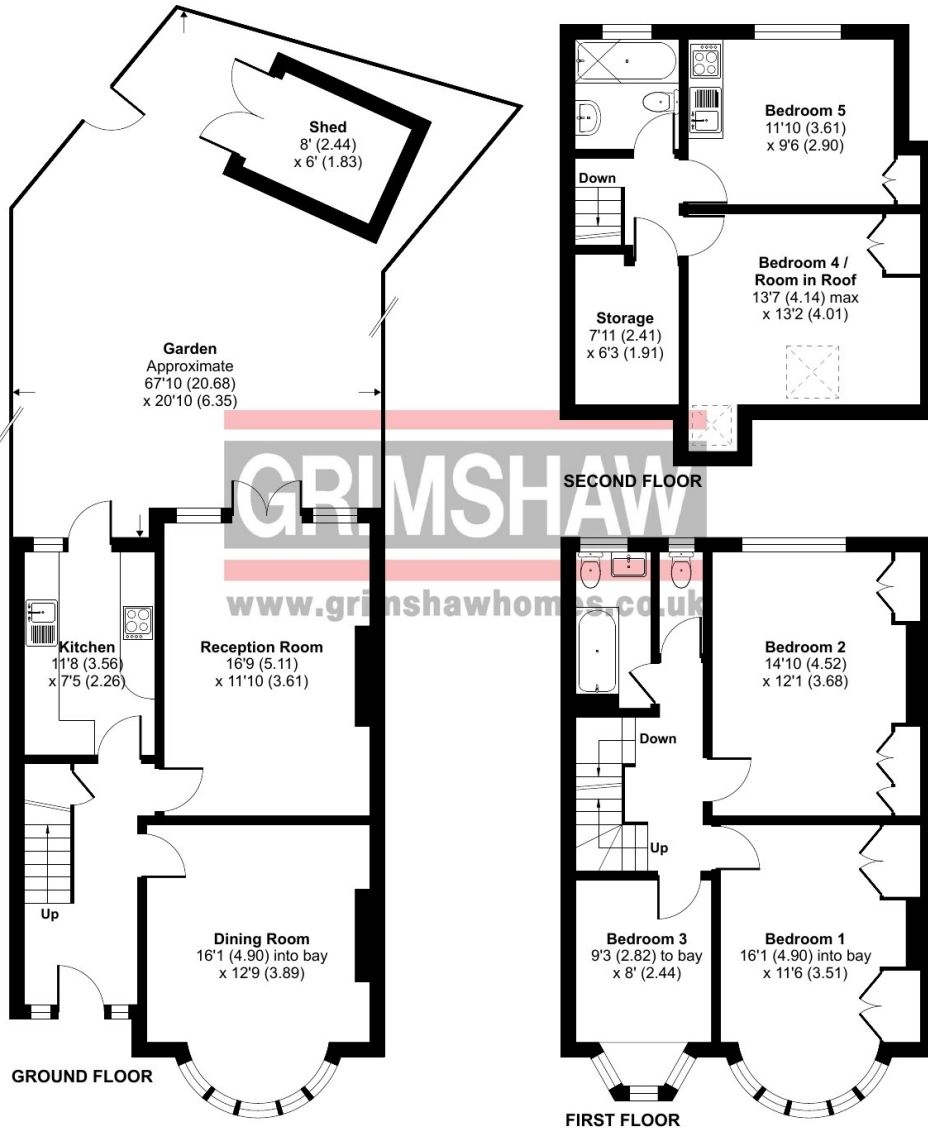
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Approximate Area = 1589 sq ft / 147.6 sq m

Shed = 48 sq ft / 4.4 sq m

Total = 1637 sq ft / 152 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Grimshaw & Co. REF: 1110714

EPC Rating = D  
Council tax band = F (subject to confirmation)

## VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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